

City Council
Atlanta, Georgia

06-0-0280

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-03
Date Filed: 1-9-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2685 and 2725 Campbellton Road, S.W.**, be changed from the C-1-C (Community Business-Conditional), R-3 (Single-family Residential) and C-1 (Community Business) Districts to the RG-3 (Residential General-Sector 3) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lots 199 and 218, 14th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description.

All that tract or parcel of land lying and being in the Land Lots 199 and 218 of the 14th District of Fulton County, City of Atlanta, Georgia and being more particularly described as follows:

Commencing at the intersection of the Westerly Right-of-Way of Dodson Road (extended) and the Northerly intersection of Campbellton Road (extended) and following along said Right-of-Way of Campbellton Road South $73^{\circ}04'03''$ West a distance of 57.66 feet to the Point of Beginning; thence westerly a distance of 133.79 feet along the curve concave to the south, having a radius of 2286.89 feet and a central angle of $3^{\circ}21'07''$; thence South $69^{\circ}38'09''$ West, a distance of 277.42 feet; thence North $00^{\circ}18'32''$ West, a distance of 755.56 feet; thence South $82^{\circ}51'45''$ East, a distance of 241.21 feet; thence South $00^{\circ}22'36''$ East, a distance of 284.00 feet; thence South $89^{\circ}33'59''$ East, a distance of 200.12 feet; thence South $00^{\circ}55'10''$ East, a distance of 243.00 feet; thence South $43^{\circ}36'21''$ West, a distance of 79.04 feet to the Point of Beginning.

Said tract contains 5.2680 Acres, more or less.

